

**FINEBERG****& ASSOCIATES**
COMMERCIAL REAL ESTATE

(479) 271-4161

104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



1300 W HUDSON RD SUITES 6 & 7 - ROGERS, AR 72756

OFFERING SUMMARY

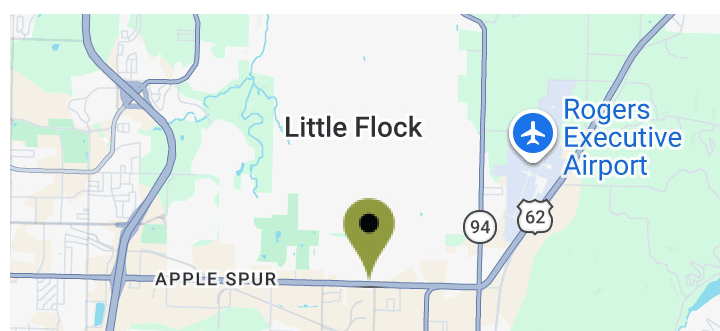
Lease Type:	Sublease
Lease Rate:	\$9.50 SF/yr (Gross)
Available SF:	±14,700 SF

PROPERTY HIGHLIGHTS

- ±10,500 SF of heated warehouse space and ±4,200 SF of office/flex space
- Excellent layout for distribution, logistics, light manufacturing, showroom, or service operations
- Strategic Rogers location with quick access to Hudson Rd, Dixieland Rd, and approximately 2 miles from I-49
- Multiple dock-high loading positions with levelers for efficient shipping and receiving

PROPERTY OVERVIEW

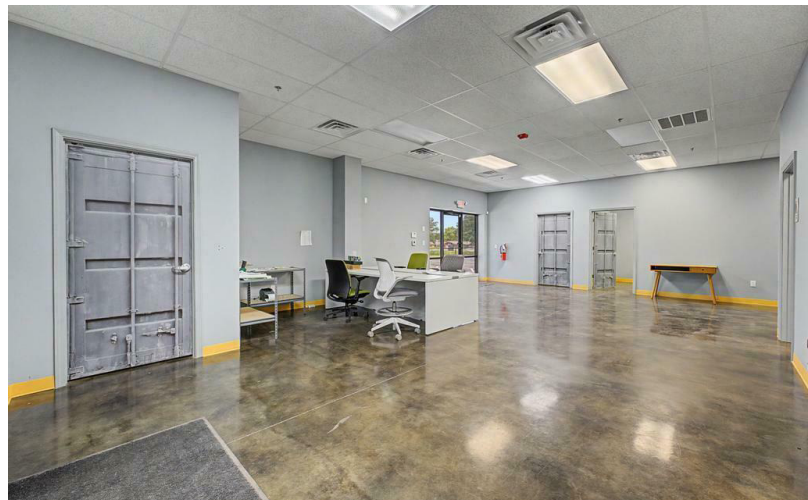
The property at 1300 W Hudson Rd is part of a larger industrial development offering strong accessibility and warehouse infrastructure in one of Northwest Arkansas' most active commercial submarkets. Boasting functional combination of professional office space and spacious warehouse area, with strong regional connectivity to Bentonville, Springdale, Fayetteville and surrounding NWA markets.



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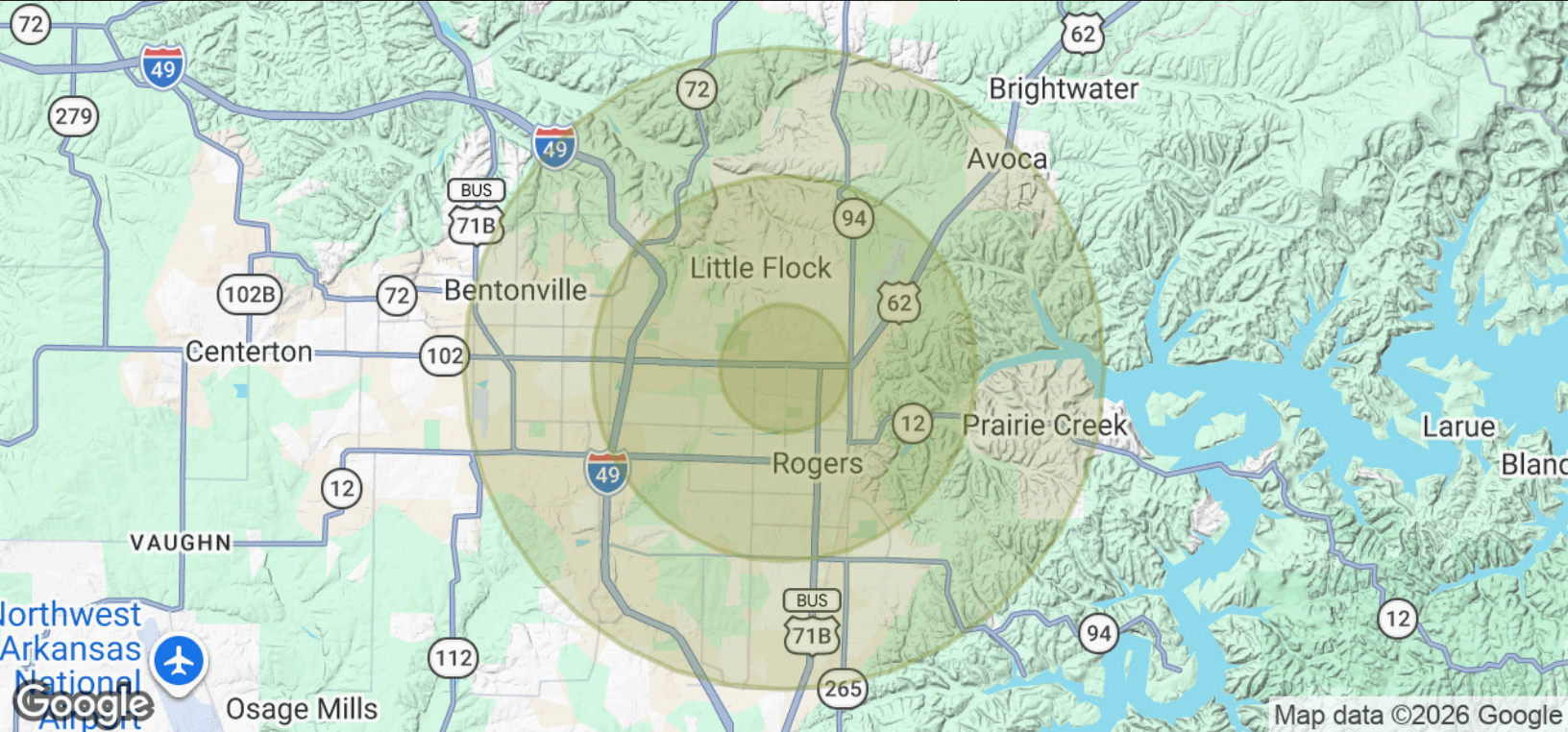


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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALESTATE.COM



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,940	42,118	88,550
Average Age	38.2	35.8	35.0
Average Age (Male)	37.8	35.3	34.8
Average Age (Female)	38.4	36.7	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,983	15,701	33,292
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$74,790	\$94,030	\$103,896
Average House Value	\$269,857	\$274,366	\$315,672

2023 American Community Survey (ACS)

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